

Message Text

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ACTION AF-10

INFO OCT-01 ISO-00 AID-31 SSO-00 L-03 FBOE-00 A-01
/046 W

-----051315Z 015374 /43

O R 051150Z MAY 77
FM AMEMBASSY NOUAKCHOTT
TO SECSTATE WASHDC IMMEDIATE 7437
AMEMBASSY DAKAR
AMEMBASSY ABIDJAN

UNCLAS NOUAKCHOTT 1041

DEPT FOR AF/EX AND ALSO PASS

AID FOR SER:MO/OM

DAKAR FOR PHIL AMOS

ABIDJAN FOR JIM HESTER

E.O. 11652: N/A
TAGS: AMGT, AFSP

SUBJECT: MISSION MANAGEMENT: WAREHOUSE LEASE

REF: (A) 6FAM (AID HANDBOOK 23, CHAPTER 5), PART 721.1-A
(B) 6 FAM (AID HANDBOOK 23, CHAPTER 5), PART 721.3-A
(C) 6 FAM (AID HANDBOOK 23, CH&534 5), PART 721.3-E

1. MISSION HAS OPPORTUNITY TO LEASE BUILDING COMPLEX
SUITABLE AS WAREHOUSE, EQUIPMENT REPAIR SHOP, AUTOMOTIVE
GARAGE AND GSO OFFICE. COMPLEX WILL SERVE ALL NEEDS OF
EMBASSY, AID, USIS AND PEACE CORPS FOR THESE SERVICES.
AID ACTIVITIES WILL NEED AND USE 75 TO 80 PERCENT OF
THESE FACILITIES. CDO HAS LEASE MONEY AVAILABLE IN
REVISED MOB FOR IMMEDIATE ACQUISITION.

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2. ESTIMATED RENT NOW UNDER NEGOTIATION WILL BE OVER DOLS
25,000 BUT NOT MORE THAN DOLS 28,000 PER YEAR. A LEASE
COST WAIVER WILL BE REQUIRED UNDER REFERENCE A OR B.

3. LEASE WOULD BE FOR ONE YEAR WITH FIVE ADDITIONAL ONE
YEAROPT , 285# 0-6.3,5 3-: # 8/ .9,5# 8, -\$: -:3.

LEASE WILL CONTAIN THE USUAL LEASE CLAUSES EXCEPT SNOW REMOVAL, ELEVATOR REPAIR AND OTHER NON-APPLICABLE CLAUSES WHICH ARE OMITTED.

4. COMPLEX CONSISTS OF THREE CONCRETE BUILDINGS WITH SHEET METAL ROOFS. EACH BUILDING APPROXIMATELY 5060 SQUARE FEET. CEMENT WALL VARYING FROM 6 TO 10 FEET HIGH SURROUNDS COMPLEX. COMPLEX IS APPROX. 10-15 MINUTES BY VEHICLE FROM EMBASSY OR AID OFFICES.

5. LANDLORD WOULD LEASE EACH BUILDING SEPARATELY IF SEPARATE AGENCY LEASES REQUIRED. SINGLE LEASE FOR THREE BUILDINGS PERMITS LOWER TOTAL RENT. RENTING ALL THREE ASSURES RIGHT-OF-WAY AND EXCLUSIVE USE OF AREAS ADJACENT TO BUILDINGS, WHICH AVOIDS PROBLEMS THAT COULD ARISE IF OUTSIDE ACTIVITY RENTED ONE BUILDING.

6. MISSION HAS NO PROTECTED STORAGE AREA FOR LARGE SHIPMENTS OF FURNITURE AND SUPPLIES EN ROUTE. TODAY THERE ARE TWO LARGE LIFT VANS OF FURNITURE (OVER 6500 LBS) IN FRONT OF CHANCERY OUTSIDE GATE, UNOPENED AND UNCHECKED SINCE WE HAVE NO PLACE TO STORE CONTENTS. INSIDE COMPOUND THERE IS IMPRESSIVE STACK OF TIRES, BOXES WIRELESS FILE EQUIPMENT AND OTHER SUPPLIES ALREADY STACKED UP OUTSIDE PRESENT WAREHOUSE DUE TO LACK OF INSIDE STORAGE SPACE WHICH WE CANNOT PUT INSIDE OUR ALREADY OVERFLOWING CONVERTED GARAGE/WAREHOUSE; WE HAVE ARRANGED PURCHASE OF APPROXIMATELY SEVEN SETS OF USED FURNITURE FROM AMEMBASSY DAKAR, WHICH MUST BE UNCLASSIFIED

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TRANSPORTED NOUAKCHOTT ASAP; OVER 16,000 POUNDS OF FURNITURE, SUPPLIES, ETC., ARRIVED DAKAR LAST WEEK AND MUST BE SHIPPED TO NOUAKCHOTT WITHIN 30 DAYS OR EXTRA CHARGES BEGIN TO ACCRUE; WE ANTICIPATE RECEIVING UP TO 32,000 POUNDS FURNITURE, SUPPLIES, ETC. ON NEXT SCHEDULED WACASC FLIGHT DUE IN JUNE. PROPERTIES FOR LEASING ARE SCARCE AND COSTLY HERE. CONSOLIDATED AREA WOULD REDUCE ADDITIONAL GUARDS, TELEPHONES AND OTHER ADMINISTRATIVE EXPENSES REQUIRED FOR MULTIPLE NON-ADJACENT STRUCTURES.

7. LANDLORD WILL RENOVATE TO BRING BASIC STRUCTURE INTO GOOD CONDITION. MISSION WILL HAVE TO PUT IN PARTIAL PARTITIONS BETWEEN STORAGE AND SHOP AREAS AND CAGE OFF SOME STORAGE AREAS.

8. HIGH COST OF LOCAL MATERIALS OR COST OF SHIPPING MATERIALS FROM OUTSIDE WILL REQUIRE WAIVER OF DOLLAR LIMIT OF REF C. ESTIMATED COST OF INITIAL RENOVATIONS WOULD BE 5,000 DOLLARS BUT MIGHT GO AS HIGH AS 8,000 DOLLARS.

COST OF LEASING AND RENOVATING THIS STRUCTURE IS SURE TO BE LESS THAN COLLECTIVE COSTS OF LEASING AND RENOVATING SEVERAL SMALLER STRUCTURES.

9. MISSION MUST SIGN LEASE BY MAY 17 OR LOSE OPTION. JIM DONNELLY AND RICHARD SALAZAR KNOW ADMINISTRATIVE PROBLEMS AT POST AND CAN FILL IN DETAILS.

10. SPECIFICALLY, MISSION MUST HAVE ANSWERS TO FOLLOWING QUESTIONS:

A. SHOULD THIS LEASE BE FUNDED BY CDO MOB OR SHOULD STATE LEASE IT UNDER FAAS? IF THE LATTER, REQUEST ADDITIONAL FUNDS ABOVE STATE FY-77 FAAS ALLOTMENT.

B. DOES MISSION HAVE AUTHORITY UNDER REF A OR REF B TO EXCEED RENT LIMIT OF 25,000DOLS PER YEAR?
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C. DOES MISSION HAVE AUTHORITY TO EXCEED ALTERATIONS/IMPROVEMENT LIMIT STATED REF C.

11. WOULD APPRECIATE AF/EX AND AID/W IMMEDIATE COMMENTS UPON THIS PROPOSAL. IF EITHER AGENCY REQUIRES ADDITIONAL INFORMATION, PLEASE LET US KNOW SOONEST. WE EXPECT TO BE IN FREQUENT CONTACT WITH LANDLORD AND WILL OBTAIN ANY ADDITIONAL DATA REQUIRED. WE MUST HAVE DEFINITE MARCHING ORDERS OF SOME KIND BY COB MAY 16.

WE RECOGNIZE THAT WASHINGTON IS STILL DISCUSSING PROPER ADMINISTRATIVE STRUCTURE FOR NOUAKCHOTT. WE RESPECTFULLY REQUEST THAT YOU AUTHORIZE US TO LEASE THIS COMPLEX IMMEDIATELY AND SORT OUT ADMINISTRATIVE DETAILS LATER.

HANDYSIDE

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